

4/03/06 - Monday, April 3, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of April 3, 2006

City Hall, Council Chambers 7:00 p.m.

Members Present: Messrs. Vande Loo, Waedt, Duax, FitzGerald, Kaiser, Kayser, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory and Ms. Marohl

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1345-06) " C-2 to R-2P, Brookline Avenue

Michael Lawrence has submitted a request to rezone property located at the northwest corner of Seymour Road and Brookline Avenue from C-2 to R-2P and to adopt the General Development Plan for a 4-unit building (twin duplex). The Comprehensive Plan map>

Mr. Michael Lawrence, applicant, appeared in support. He>

Rod Thompson and Karen Thompson, 3110 Seymour Road, spoke in opposition. They stated they have lived over 30 years in the neighborhood and opposed any more multi-family units. They feared property values would drop with the first multi-family building this side of Seymour Road. They also listed noise and traffic increases with the multi-family development. They preferred single-family homes on the lot. With rental property you don't know what type of people will live there.

David Lind, 1018 Brookline Avenue, requested that the bedroom count be clarified. He is concerned with flooding in the neighborhood and the intersection storm sewer is backed up later. There is a natural drainage through the land and feared that the applicant would raise his lot causing more flooding.

Orvin Bystol, 1021 Brookline Avenue, spoke in opposition. He stated he built a very nice single-family home that measures 34' x 44'. He preferred quality single-family homes on the lot. He also questioned whether there was ground pollution on site.

Barry Woods, 1009 Malden Drive, spoke in opposition. He has lived in the neighborhood since November 1993. He feared property values and taxes would increase with this development.

Mike Lawrence responded that there is no suspected ground pollution and much dirt has been removed from the site since the previous use.

Mr. Duax moved to postpone consideration for two weeks to allow the applicant to meet with the neighborhood. Mr. FitzGerald seconded and the motion carried.

2. REZONING (Z-1347-06) " I-1 to R-2, First Street

Jim Gladwell has submitted a request to rezone four single-family homes on the east side of First Street from I-1 to R-2. The potential buyer of a home was not able to get financing for the property due to its I-1 zoning. The realtor contacted the other three homes and all agreed to the rezoning. The Waterway and Parks Commission also recommended approval.

Lucinda Stewart, 2617 First Street, spoke in support and stated that she wants to sell her home.

Doug Herbert, 637 Balcom Street, spoke in support of the rezoning. No one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. Waedt seconded and the motion carried.

3. ACQUISITION " 3537 Old Wells Road

The property owner of 3537 Old Wells Road has contacted the City and offered Parcel #14-0818 for a public park purpose as it is along the Chippewa River bank. The property includes approximately 5 acres of riverfront land. The land to the south is already owned by the City.

Mr. FitzGerald moved to recommend approval. Mr. Waedt seconded and the motion carried.

4. FINAL PLAT (P-03-93) " West Cliff Heights, Amend Setback

Jeff Lorentz has submitted a request to amend the final plat for West Cliff Heights to allow a reduced setback from 30' to 20' for a lot at the southeast corner of Nicholas Drive and Amanda Court. The applicant owns Lot 23, which has an existing 20' setback for Nicholas Drive and 30' setback for Amanda Court. Mr. Tufte noted that Amanda Court curves as it goes up the hill to the east. The next house is separated from this proposed house by 120' at a grade change of 30'. The proposed house will not look out of place.

Jeff Lorentz, 916 Barland Street, appeared in support.

Mr. FitzGerald moved to recommend approval of the reduced setback. Mr. Vande Loo seconded and the motion carried.

5. SITE PLAN (SP-0608) " Peace Lutheran Church Addition

TEC Design has submitted a site plan for additions and parking lot expansion for Peace Lutheran Church at 501 E. Fillmore Avenue. The site plan shows an office addition to the north wall of the church and larger>

Bob Brown, Ayres Associates, spoke in support. He noted that they would be requesting a variance on the sidewalk along Nimitz Street from the City Council.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

6. SITE PLAN (SP-0609) " St. Matthew™s Church Addition

Ayres Associates has submitted a site plan for an addition and parking lot expansion for the Lutheran Church of St. Matthew, at 1915 Hogeboom Avenue. The site plan shows the addition to the southeast corner of the building along Keith Street. The addition does not change the seating capacity for the main sanctuary. The parking lot will be redesigned with three additional stalls.

Mike Berg, Ayres Associates, appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

7. SITE PLAN (SP-0610) " Luther Hospital Parking Lot

Ayres Associates has submitted a site plan for a parking lot for Luther Hospital located on the north side of Chestnut Street. The site plan adds 32 stalls to the hospital facility. This was the site of the former apartments.

Disa Walstrom, Ayres Associates, appeared in support.

Mr. Waedt moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

8. DISCUSSION

A. Regis High School Sign Request

Mr. Ivory presented a draft of the revised set of draft standards that had been prepared to accommodate the request of Regis High School to install an electronic message center sign on their property along South Hastings Way. The standards reflect the comments and suggestions of the Plan Commission. The Commission indicated that they would prefer that the ordinance also allow other nonresidential principal uses to apply. They also indicated that the sign could change multiple times during a day, up to once an hour, but could not be flashing.

Emil Renaldi, representing Regis High School, appeared in support of the standards and presented photos of the proposed sign.

The Commission directed staff to prepare an ordinance and public hearings.

B. Multi-family Housing Design Manual

Mr. Tufte reviewed with the Commission that the staff had surveyed other communities and did not find much in Wisconsin or the rest of the nation. They did receive three comments from developers and some suggestions have been incorporated within the draft, along with the language changes from the previous meeting.

It was the consensus of the Commission to proceed with the public hearings to adopt the design manual.

9. ADDENDUM " CONDITIONAL USE PERMIT (CZ-0607) " Cell Tower, 2119 Heights Drive

Mr. Duax moved to reconsider the Conditional Use Permit (CZ-0607) that was approved at the last meeting. Mr. Vande Loo seconded the motion.

Mr. Duax explained that he believed that Alltel was not negotiating in good faith with Sacred Heart Hospital. He felt they were not being flexible enough on using the hospital property. A reconsideration will put the issue back before the Plan Commission and allow the Plan Commission to rehear the issues.

Mr. Waedt reported that the University in Eau Claire would also allow their buildings to be used but the State has strict guidelines, which need to be met by private users.

Mr. Kaiser called the question and the motion carried. Commissioners Kincaid, Waedt, and Vande Loo voted no.

Mr. Duax then moved to postpone consideration for no later than 30 days to allow the two parties to negotiate. The chair will set the date for reconsideration. Mr. FitzGerald seconded and the motion carried. Commissioners Kincaid and Vande Loo

voted no.

MINUTES

The minutes of the meeting of March 20, 2006, were approved.

Fred Waedt

Interim Secretary